

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
July 20, 2010

The Architectural Review Board held its monthly meeting in the Council Chambers at 6120 Broadway on Tuesday, July 20, 2010, at 5:30 p.m.

Members present and composing a quorum of the Board:

Mike McGlone, Chairman
Charles John, Vice Chairman
David Monnich
Suzanne Bettac
Paul Fagan
Phil Solomon
Yolanda Gutierrez

Staff present:

Nathan Lester, Building Official
Brian Chandler, Community Development Director

The meeting was called to order by Mr. McGlone at 5:34 p.m.

Mr. Monnich made a motion to approve the minutes from May 18, 2010, as submitted. It was seconded by Ms. Bettac.

The motion was approved with the following vote:

FOR: McGlone, Monnich, Bettac, Fagan, Solomon, Gutierrez
AGAINST: None
ABSTAINING: John

CASE NO. 365 S, permanent signage for La Madeleine
4820 Broadway

Mr. Monnich introduced Lee Starnes, applicant, who presented the case to the board. Mr. Starnes cited La Madeleine's 2004 case. Mr. John suggested that a blade sign would preserve the gable. Mr. Starnes said that someone else would fill in and expressed concern about not being able to see the building. Mr. McGlone agreed with Mr. John in favor of an aluminum blade sign hanging from the bottom of the truss and facing Broadway.

Mr. Monnich moved to continue the case to the August meeting. It was seconded by Mr. John.

The motion was approved with the following vote:

FOR: McGlone, John, Monnich, Bettac, Fagan, Solomon, Gutierrez

AGAINST: None

**CASE NO. 366 P, application of Anthony C. Bradfield, owner,
proposed remodel of Treehouse Shopping Center
5300 Broadway**

Greg Shue of MDN presented the case to the board. He spoke of his intention to engage the street and Lot 2 (usually empty), and to create an architectural link to the old Mobil station. Gardner Peavy discussed possible use as a restaurant, including creative solutions for parking and relocation of the patio. Mr. McGlone said that the storefronts would need to be recessed. Mr. Monnich wondered how the tenant mix would change. Mr. McGlone asked about the dumpster in the alley. Ms. Bettac advised the applicant to come up with consistent, cohesive signage before the final review.

Mr. Monnich made a motion for preliminary approval provided that the applicant should demonstrate, prior to final review, (1) a master sign plan, (2) dumpster locations, (3) utility locations, (4) grading and drainage and (5) relationship of architecture with proposed glass line. It was seconded by Mr. John.

The motion was approved with the following vote:

FOR: McGlone, John, Monnich, Bettac, Fagan, Solomon, Gutierrez

AGAINST: None

There being no further business, the meeting was adjourned.

THE PROCEEDINGS OF THE MEETING ARE RECORDED ON COMPACT DISC AND THESE MINUTES ARE ONLY A SUMMARY OF THE MEETING. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL IMPORTANT EVIDENCE PRESENTED OR STATEMENTS MADE.

Mike McGlone
Chairman

8/17/10

Date Signed & Filed

Brenda Jimenez
Administrative Assistant